

CHIPOTLE MEXICAN GRILL

AT

SOUTH LAKES VILLAGE CENTER

SPECIAL EXCEPTION ADMENDMENT
FOR THE ADDITION OF FAST FOOD RESTAURANT

HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA

#SEA 84-C-024

MARCH 06, 2012



VICINITY MAP
SCALE: 1"=1000'

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- 5 CORRESPONDENCE (SHEET 2 OF 2)
- 6 ELEVATIONS & SIGNAGE

APPLICANT:

CHIPOTLE MEXICAN GRILL OF COLORADO LLC
d/b/a/ CHIPOTLE MEXICAN GRILL
1401 WYNKOOP STREET, SUITE 500
DENVER, CO 80202

ENGINEER/AGENT:

BOWMAN CONSULTING GROUP, LTD.
14020 THUNDERBOLT PLACE, SUITE 300
CHANTILLY, VA 20151

ARCHITECT:

RED ARCHITECTURE & PLANNING, LLC
855 GRANDVIEW AVENUE, SUITE 295
COLUMBUS, OH 43215

Application No: SEA 84-C-024 Staff: M.Brady

APPROVED ☒ / SP PLAN

SEE DEV CONDS DATED: 4/25/12

Date of (ROS) (BZA) Approval: 5/1/12

Sheet: 1 of 6

Comments:

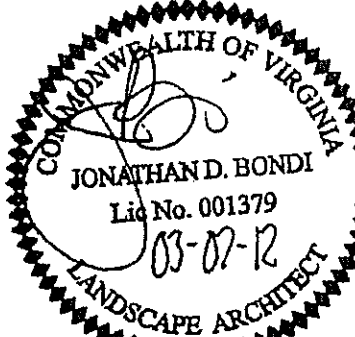
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Department of Planning & Zoning
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Zoning Evaluation Division

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CO-VER SHEET
CHIPOTLE
SOUTH LAKES VILLAGE CENTER
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

#SEA 84-C-024
COUNTY PROJECT NUMBER



PLAN STATUS	
11/29/2011	INITIAL SUBMISSION
12/21/2011	1ST SUBMISSION
02/15/2012	2ND SUBMISSION
02/24/2012	3RD SUBMISSION
03/07/2012	4TH SUBMISSION

DATE	DESCRIPTION
JOB No.	6652-01-001
DATE :	NOVEMBER, 2011
FILE No.	6652-D-ZP-001
SHEET	1 OF 6

GENERAL NOTES:

1. THIS SPECIAL EXCEPTION PLAT ACCOMPANIES AN APPLICATION TO PERMIT A FAST FOOD RESTAURANT USE.
2. THE APPLICATION PROPERTY IS LOCATED APPROXIMATELY 0.23 MILES SOUTH OF THE INTERSECTION OF SUNRISE VALLEY DRIVE (ROUTE 5320) AND SOUTH LAKES DRIVE (ROUTE 5329). THE SITE IS KNOWN AS SOUTH LAKES VILLAGE CENTER AND IS FURTHER IDENTIFIED AS 10.56 ACRES ON FAIRFAX COUNTY TAX MAP 27-1((9)) PARCEL 2A & 4A.
3. THE APPLICATION PROPERTY IS CURRENTLY ZONED PRC-PLANNED RESIDENTIAL COMMUNITY DISTRICT. THE PROPERTY IS LOCATED IN THE HUNTER MILL MAGISTERIAL DISTRICT.
4. THE APPLICATION PROPERTY IS LOCATED IN UPS RESTON COMMUNITY PLANNING SECTOR OF THE UPPER POTOMAC PLANNING DISTRICT (AREA III) OF THE COMPREHENSIVE PLAN AND IS PLANNED FOR VILLAGE CENTER. THE PROPOSED DEVELOPMENT IS CONSISTENT WITH THAT RECOMMENDATION.
5. THE APPLICATION PROPERTY WAS MOST RECENTLY APPROVED PURSUANT TO PLAN #4453-SP-03-2 AS PREPARED BY WALTER L. PHILLIPS, INC. AND DATED APRIL 26, 2004.
6. THE TOPOGRAPHY SHOWN ON SHEET 4 WITHIN THE APPLICATION PROPERTY IS AT A CONTOUR INTERVAL OF TWO (2) FEET AND HAS BEEN OBTAINED FROM INFORMATION OF RECORD PER SITE PLAN #4453-SP-03-2.
7. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) REQUIREMENTS FOR THIS SITE HAVE BEEN PROVIDED AS DEMONSTRATED PER APPROVED PLAN #4453-SP-03-2.
8. LANDSCAPING AND OPEN SPACE AREAS ARE PROVIDED AS SHOWN ON THE APPROVED SITE PLAN. NO MODIFICATIONS ARE PROPOSED AT THIS TIME.
9. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE (25) OR GREATER LOCATED WITHIN THE SUBJECT PROPERTY OF THIS SPECIAL EXCEPTION.
10. NONE OF THE EXISTING STRUCTURES ON THE SUBJECT PROPERTY WILL BE MATERIALLY ALTERED.

11. THERE IS AN AREA OF (ZONE A) FLOODPLAIN WITHIN THE OVERALL PROPERTY AS DESIGNATED BY FLOOD INSURANCE RATE MAP (FIRM) #51059C0140E, DATED SEPTEMBER 17, 2010. THERE IS AN AREA OF RESOURCE PROTECTION AREAS (RPA) WITHIN THE OVERALL PROPERTY PER THE FAIRFAX COUNTY GIS, CHESAPEAKE BAY MAP 27-1 REVISED THROUGH 08/01/05. HOWEVER, ALL THE PROPOSED WORK IS OUTSIDE OF THE RPA AND FLOODPLAIN LIMITS AS SHOWN.

12. THE MINIMUM YARD REQUIREMENTS SET FORTH IN THE PRC DISTRICT REGULATIONS OF THE ZONING ORDINANCE ARE AS FOLLOWS:

FRONT YARD: N/A. THE LOCATION AND ARRANGEMENT OF STRUCTURES SHALL NOT BE DETRIMENTAL TO EXISTING OR PROSPECTIVE ADJACENT DWELLINGS OR TO THE EXISTING OR PROSPECTIVE DEVELOPMENT OF THE NEIGHBORHOOD.

13. TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS WITH THE EXCEPTION OF ANY WAIVERS AND/OR MODIFICATIONS AS FOLLOWS:

-A MODIFICATION (#5590) TO REQUIRED TRANSITIONAL SCREENING WAS APPROVED ON FEBRUARY 8, 1982;

-A WAIVER (#025877) OF STANDARD ON-SITE COUNTY STORMWATER DETENTION REQUIREMENTS WAS APPROVED ON NOVEMBER 20, 2003;

-A MODIFICATION (#026084) TO THE REQUIRED SIGHT DISTANCE REQUIREMENTS (PFM SECTION 7-0405) WAS APPROVED ON DECEMBER 18, 2003;

-THE USE OF AN INNOVATIVE BMP (A FILTERRA TM SYSTEM) WAS APPROVED ON MARCH 29, 2004 ((#026275);

-A TRAIL WAIVER (#025875) WAS APPROVED ON DECEMBER 15, 2003;

-A MODIFICATION (#025876) TO THE INTER-PARCEL CONNECTION REQUIREMENTS WAS APPROVED ON DECEMBER 4, 2003.

14. PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE APPROVED SITE PLAN 4453-SP-003-02 AS PREPARED BY WALTER L. PHILLIPS, INC.

15. A STATEMENT THAT CONFIRMS THE OWNERSHIP OF THIS SUBJECT PROPERTY AND THE NATURE OF THE DEVELOPER'S INTEREST IN SAME IS PROVIDED IN AN AFFIDAVIT SUBMITTED UNDER SEPARATE COVER.

16. ADDITIONAL SITE FEATURES SUCH AS PLANTERS, TABLES, AND CHAIRS NOT REPRESENTED HEREON MAY BE PROVIDED.

17. DEVELOPMENT OF FAST FOOD RESTAURANT WILL COMMENCE WHEN ALL REQUIRED APPROVALS AND PERMITS HAVE BEEN OBTAINED.

18. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE PROPERTY SUBJECT TO THIS SPECIAL EXCEPTION.

19. TO THE BEST OF OUR KNOWLEDGE THE USE REPRESENTED HEREON WILL NOT GENERATE, UTILIZE, STORE, TREAT AND/OR DISPOSE OF ANY HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 116.4, 302.4, AND 355; ANY HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1-VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR ANY PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280; HOWEVER, ANY SUCH SUBSTANCES THAT MAY BE UTILIZED, STORED AND/OR DISPOSED OF IN CONJUNCTION WITH THE USES WILL BE IN ACCORDANCE WITH SAID REGULATIONS.

20. THERE ARE NO AREAS THAT HAVE SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION OR PRESERVATION ON THE SITE.

21. THERE ARE NO COMMUNITY OR PUBLIC FACILITIES BEING PROPOSED IN CONJUNCTION WITH THE DEVELOPMENT OF THIS PROPERTY.

22. ARCHITECTURAL SKETCHES/PHOTOGRAPHIC ILLUSTRATIVES OF THE BUILDING ARE INCLUDED UNDER SEPARATE COVER.

23. THE LIMITS OF DISTURBANCE IS ANTICIPATED TO BE LESS THAN 250 SF, UNLESS REQUIRED FOR UNDERGROUND UTILITY INSTALLATION BY FAIRFAX COUNTY DPWES OR OTHER APPROVING AGENCIES, BASED ON THE FINAL CONSTRUCTION DRAWINGS. MINOR MODIFICATIONS TO AN APPROVED SPECIAL EXCEPTION MAY BE PERMITTED BY THE ZONING ADMINISTRATOR FOR UNDERGROUND UTILITIES.

ZONING ORDINANCE SECTION 9-011
SPECIAL EXCEPTION PLAT SUBMISSION REQUIREMENTS

1. APPLICATION FORM TO BE SUBMITTED UNDER SEPARATE COVER.
2. TWENTY-THREE (23) COPIES OF A 24" X 36" PLAT AT A SCALE OF NOT LESS THAN (1" = 50') AND A 8.5" X 11" REDUCTION SHALL BE PROVIDED UPON REQUEST AT THE TIME OF APPLICATION ACCEPTANCE.
- A. THE BOUNDARY OF THE ENTIRE SUBJECT PROPERTY WITH BEARING & DISTANCES HAS BEEN SHOWN ON SHEET 3. SEE GENERAL NOTE #2.
- B. THE SITE TABULATIONS FOR THE SPECIAL EXCEPTION ARE BASED ON A LAND AREA OF 3,000 S.F. THE OVERALL TABULATIONS OF THE ORIGINAL SITE PLAN (#4453-SP-03-02) ARE BASED ON A LAND AREA OF 10.56 AC. TABULATIONS FOR BOTH THE OVERALL AND SPECIAL EXCEPTION PLAN HAVE BEEN PROVIDED ON THIS SHEET.
- C. SCALE AND NORTH ARROW AS SHOWN.
- D. THE PROPOSED FAST FOOD RESTAURANT TO BE A MAXIMUM OF 3,000 G.S.F. OVERALL DIMENSIONS ARE 30' ± BY 100'±. THE MAXIMUM PROPOSED HEIGHT IS 24 FEET. PROPOSED SIGNAGE TO BE PROVIDED UNDER SEPARATE COVER.
- E. THERE ARE NO MINIMUM YARD REQUIREMENTS FOR THIS APPLICATION, SEE GENERAL NOTE #12.
- F. SEE SHEETS 3 FOR PUBLIC STREETS. NO PUBLIC ROAD IMPROVEMENTS ARE PROPOSED WITH THIS PLAN.
- G. INGRESS AND EGRESS ARE AS SHOWN ON SHEETS 3 OF THE PLAN.
- H. PARKING TABULATIONS SHOWN ON SHEET 3, SEE GENERAL NOTE #14.
- I. THE SITE WILL BE SERVED BY PUBLIC WATER AND SEWER SERVICE TO BE PROVIDED BY FAIRFAX WATER AND FAIRFAX COUNTY WASTE WATER COLLECTION RESPECTIVELY.
- J. NO ADDITIONAL STORMWATER MANAGEMENT IS REQUIRED FOR THIS SITE. THE UNDERGROUND STORMWATER MANAGEMENT/BMP FACILITY WAS BUILT WITH FAIRFAX COUNTY SITE PLAN 4453-SP-03-02 AND WAS ENGINEERED TO HANDLE ALL THE STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICE (BMP) REQUIREMENTS FOR THIS SITE, SEE STORMWATER NARRATIVE BELOW.

BMP STATEMENT

IN THE EXISTING CONDITION THERE IS APPROXIMATELY 3,000 SQUARE FEET OF VACANT RETAIL SPACE LOCATED WITHIN THE PROPOSED SOUTH LAKES VILLAGE SHOPPING CENTER. THE PROPOSED PROJECT CONSISTS OF REMODELING THIS SPACE AND CONVERTING IT INTO A CHIPOTLE MEXICAN GRILL RESTAURANT. THE RESTAURANT WILL UTILIZE THE EXISTING BUILDING FAÇADE, SIDEWALKS, LANDSCAPING, UTILITIES, STORMWATER MANAGEMENT, LOADING AREA AND PARKING AREA. THE INTERNAL SPACE WILL BE RECONSTRUCTED AND CHIPOTLE SIGNAGE WILL BE ADDED TO THE EXTERIOR OF THE BUILDING. THE LAND DISTURBANCE ASSOCIATED WITH THE PROJECT WILL BE 250 SF OR LESS. A GREASE TRAP INTERCEPTOR SERVICING THE PROPOSED RESTAURANT WILL BE INSTALLED INTERIOR TO THE BUILDING. THE AFOREMENTIONED GREASE INTERCEPTOR AND INSTALLATION WILL RESULT IN NO NET INCREASE OF IMPERVIOUS AREA. THE TOTAL LAND DISTURBANCE ASSOCIATED WITH THIS PROJECT IS 250 SF OR LESS AND PER THE CHESAPEAKE BAY PRESERVATION ORDINANCE (CBPO) SECTION 118-5-3, THIS PROJECT IS EXEMPT TO WATER QUALITY REQUIREMENTS SET FORTH IN CHAPTER 118 OF THE FAIRFAX COUNTY CODE, AND PFM SECTION 6-0400 SINCE THE LAND DISTURBING ACTIVITY IS LESS THAN 2,500 SF WITHIN A RESOURCE MANAGEMENT AREA (RMA).

- K. THERE IS NO MAXIMUM F.A.R. FOR THE SITE.
- L. THE EXISTING TOPOGRAPHY SHOWN ON SHEET 3 OF THE PLAN IS AT A CONTOUR INTERVAL OF 2' AND HAS BEEN OBTAINED FROM SITE PLAN #4453-SP-03-02 AS PREPARED BY WALTER L. PHILLIPS INC.
- M. INFORMATION REGARDING THE PROJECT LIMITS ARE SHOWN ON SHEET 3 OF THE PLAN. NO EVM MAP IS REQUIRED BECAUSE THE LAND DISTURBING ACTIVITY IS LESS THAN 2,500 S.F.
- N. THERE IS RPA AND FLOODPLAIN THAT EXIST ON THE PROPERTY. SEE GENERAL NOTE #11.
- O. ANY ADDITIONAL SITE FEATURES AND OR AMENITIES IF PROVIDED ARE AS SHOWN ON SHEET 3 OF THE PLAN. SEE GENERAL NOTE #16.
- P. SEE GENERAL NOTE #9.
- Q. THE COUNTYWIDE TRAILS PLAN REQUIREMENT FOR A TRAIL ALONG THE WEST SIDE OF SOUTH LAKES DRIVE IS SATISFIED BY AN EXISTING 8-FOOT WIDE ASPHALT TRAIL. NO OTHER TRAILS ARE IDENTIFIED WITHIN THE SUBJECT AREA OF THIS APPLICATION.
- R. SEE GENERAL NOTE #18.
- S. SEAL AND SIGNATURE PROVIDED ON EACH SHEET OF THE PLAT AS REQUIRED.
3. FAIRFAX COUNTY TAX MAP AT A SCALE OF (1"=500') TO BE PROVIDED UNDER SEPARATE COVER.
4. ALL PHOTO DOCUMENTATION OF THE PROPERTY TO BE PROVIDED UNDER SEPARATE COVER.
5. NOT APPLICABLE FOR COMMERCIAL DEVELOPMENT.
6. AFFIDAVIT TO BE PROVIDED UNDER SEPARATE COVER.
7. A WRITTEN STATEMENT TO BE PROVIDED UNDER SEPARATE COVER.
8. OWNERSHIP AND INTEREST TO BE PROVIDED UNDER SEPARATE COVER.
9. NOT APPLICABLE. LESS THAN 2500 SF OF LAND DISTURBING ACTIVITY AND NOT LOCATED WITHIN A HISTORIC OVERLAY DISTRICT.
10. APPLICATION FEE TO BE INCLUDED UNDER SEPARATE COVER.

ANGLE OF BULK PLANE DETAIL

** NOT TO SCALE

1) MINIMUM YARD REQUIREMENTS

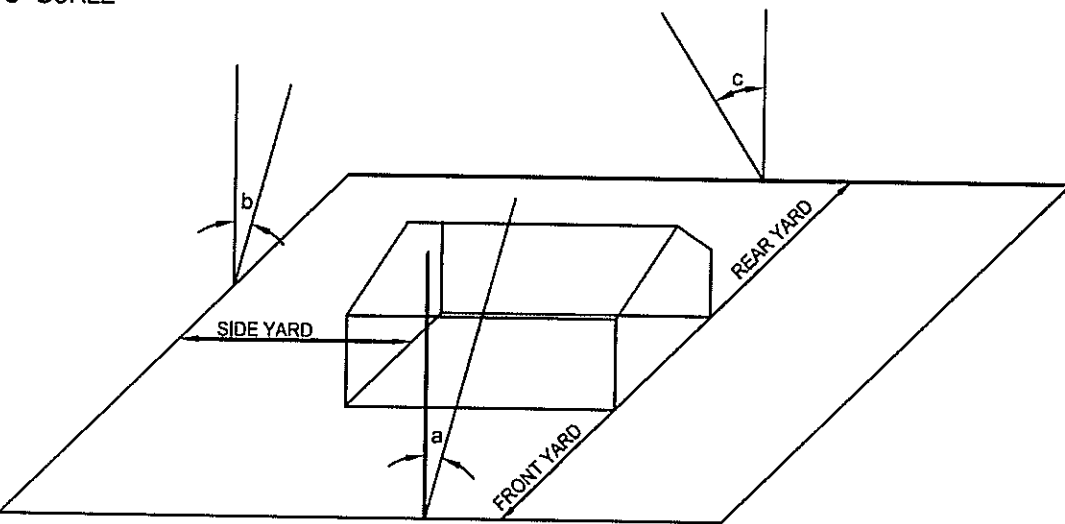
FRONT YARD:  *N/A

SIDE YARD:  *N/A

REAR YARD:  *N/A

2) MAXIMUM BUILDING HEIGHT = AS SHOWN

*N/A. THE LOCATION AND ARRANGEMENT OF STRUCTURES SHALL NOT BE DETRIMENTAL TO EXISTING OR PROSPECTIVE ADJACENT DWELLINGS OR TO THE EXISTING OR PROSPECTIVE DEVELOPMENT OF THE NEIGHBORHOOD.



MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:
Special Permits (8-011 2J & 2L) Special Exceptions (8-011 2J & 2L)
Cluster Subdivision (9-615 1G & 1N) Commercial Revitalization Districts (8-622 2A (12) & (14))
Development Plans PRC District (16-302 3 & 4L) PRC Plan (16-303 1E & 1O)
FDP P Districts (except PRC) (16-502 1F & 1Q) Amendments (18-202 10F & 10J)

- ☐ 1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').
- ☐ 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet _____.
- ☐ 3. Provide:
- | Facility Name/ Type & No. | On-site area served (acres) | Off-site area served (acres) | Drainage area (acres) | Footprint area (sf) | Storage Volume (cf) | If pond, dam height (ft) |
|--|-----------------------------|------------------------------|-----------------------|---------------------|---------------------|--------------------------|
| (e.g. dry pond, infiltration, underground vault, etc.) | | | | | | |
| | | | | | | |
| | | | | | | |
| Totals | | | | | | |
- ☐ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet _____.
Pond inlet and outlet pipe systems are shown on Sheet _____.
- ☐ 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet _____.
Type of maintenance access road surface noted on the plat is _____ (asphalt, geoblock, gravel, etc.).
- ☐ 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet _____.
- ☐ 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet _____.
- ☐ 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point that is at least 150 ft (46 m) downstream to a point where the receiving pipe or channel is joined by another that has a drainage area that is at least 90% of the size of the first drainage area at the point of confluence is provided on Sheet _____.
- ☐ 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet _____.
- ☐ 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets _____.
- ☐ 11. A submission waiver is requested for _____.
- ☒ 12. Stormwater management is not required because LESS THAN 2,500 S.F. OF LAND DISTURBING ACTIVITY. SEE BMP NARRATIVE UNDER NOTE J. OF THE SE PLAT SUBMISSION REQUIREMENTS

Application No: SEA 84-C-024 Staff: MBrady

APPROVED  SP PLAN

SEE DEV CONDS DATED: 4/25/12

Date of (HOS) (BZA) Approval: 5/1/12

Comments: Sheet: 2 of 6

Bowman CONSULTING

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NOTES & TABULATIONS

CHIPOTLE

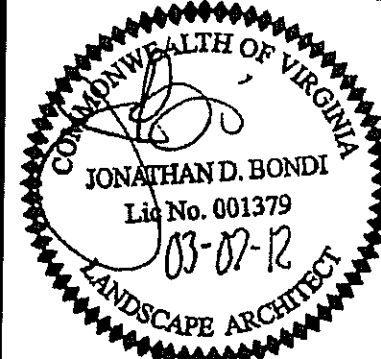
SOUTH LAKES VILLAGE CENTER

HUNTER MILL DISTRICT

FAIRFAX COUNTY, VIRGINIA

#SEA 84-C-024

COUNTY PROJECT NUMBER



PLAN STATUS

11/29/2011 INITIAL SUBMISSION
12/21/2011 1ST SUBMISSION
02/15/2012 2ND SUBMISSION
02/24/2011 3RD SUBMISSION
03/07/2011 4TH SUBMISSION

DATE DESCRIPTION

JB KF JB

DESIGN DRAWN CHKD

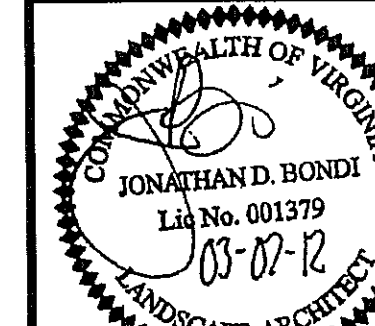
SCALE H: NO SCALE V:

JOB No. 6652-01-001

DATE: NOVEMBER, 2011

FILE No. 6652-D-ZP-001

SHEET 2 OF 6



PLAN STATUS	
11/29/2011	INITIAL SUBMISSION
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DATE		DESCRIPTION	
JB DESIGN	KF DRAWN	JB CHKD	
SCALE		H: NO SCALE V:	
JOB No.		6652-01-001	
DATE :		NOVEMBER, 2001	
FILE No.		6652-D-ZP-001	
SHEET		3 OF	



A. Percentage of Denuded Area to Total Site Area
Rating
• > 60% [] 5
• 31 to 60% [] 3
• 10 to 30% [X] 1

If the denuded area is greater than 10 acres, the project is initially rated a high priority.

B. Watercourse Crossing
Rating
Yes [] 5
No [X] 0

*If yes, project is initially rated a high priority.

C. Distance of Denuded Area to Downstream Adjacent Property
Rating
• < 50-feet [X] 5
• 50 to 150-feet [] 3
• > 150-feet [] 0

D. Distance of Any Portion of the Denuded Area to a Natural Watercourse
Rating
• < 50-feet [] 5
• 50 to 150-feet [] 3
• > 150-feet [X] 0

E. *Minimum Vegetative Buffer (Trees, Shrubs, Grasses and other Plants)
Rating
• < 50-feet [X] 5
• 50 to 150-feet [] 3
• > 150-feet [] 0

*Vegetation in Resource Protection Areas are not to be included as vegetative buffers for this application.

OVERALL RATING
If > 22 High
If > 14 and < or = to 22 Medium
If < or = to 14 Low

PROJECT PRIORITY LEVEL: HIGH

APPROVED BY: DATE: Plan Reviewer

H:\EPA\FORMS\PRIORITY Rating E & S Control Inspections (2).doc 8/28/02

STORM WATER MANAGEMENT (SWM) NARRATIVE

STORM WATER DETENTION WV#025877, APPROVED ON 11/20/03, IS INCORPORATED INTO THIS SITE PLAN SUBMISSION. LAKE THOREAU WILL CONTINUE TO SERVE AS SOUTH LAKE VILLAGE CENTER'S STORM WATER MANAGEMENT FACILITY. LAKE THOREAU EXTENDS ONTO THE SOUTH LAKE VILLAGE CENTER PROPERTY.

REZONING APPLICATION 77-C-076 LETTER FROM EXECUTIVE ASSISTANT CONFIRMING B.O.S. APPROVAL:

REFERENCED PAGE 13 INCLUDES CONDITIONS APPLICABLE TO SOUTH LAKES VILLAGE SHOPPING CENTER SITE.

DEVELOPMENT PLAN APPROVAL LETTER AND CONDITIONS APPLICABLE TO SOUTH LAKE PARCELS:

MOOREWOODS LLP 3/5/2003 8:44 PAGE 2/3 RightFax
FAIRFAX COUNTY, VIRGINIA 77-C-076

MEMORANDUM
TO: Director, Office of Comprehensive Planning
FROM: Verdia L. Hayward, Executive Assistant
DATE: January 30, 1978
SUBJECT: Rezoning Application 77-C-076 - Golf Reston, Inc. (Centreville District)

Following a public hearing on January 30, 1978, the Board of Supervisors approved this rezoning application from the RE-1 to the RUC District relative to the Town Center parcel, and from the RE-2 to the RUC District relative to the South Lakes parcel. This approval by the Board was subject to the development plan conditions on pages 12 and 13 of the Staff Report with an exception as described in the verbatim excerpt from the January 12, 1978 Planning Commission meeting.

VLM:vb
Attachment
cc (w/o attachments): Samuel A. Finn

CONCLUSIONS AND RECOMMENDATIONS ON THE REZONING

Town Center Parcel
The proposed town center is in conformance with the Area III Comprehensive Plan and Reston Master Plan. The proposed office/commercial use is also in conformance with proposed uses within the Town Center. However, because of the size of the subject parcel and its location near the Governmental Center, the staff has reservations about the placement of development and the future relationship between the proposed use and the future development of the Town Center. The tentative arrangement of uses submitted by Golf Reston for the Town Center indicates medical office use in the vicinity of the subject site. It should be noted that that arrangement has no official status. The proposed use would appear to be compatible and reasonable in relationship with the Town Center uses permitted and the government site uses.
The staff would recommend that the Zoning Ordinance, as it applies to the subject property, be amended from the RE-1 District to the RUC District for Town Center uses.

South Lakes Parcels
The proposed uses for these parcels are in conformance with land uses recommended in the Area III Comprehensive Plan and the Reston Master Plan. The proposed uses and densities are also in conformance with the RUC Ordinance regulations. The residential uses will provide a desirable mix of unit types, and this rezoning will complete the development in the South Lakes area.

Therefore, the staff recommends that the Zoning Ordinance, as it applies to the subject properties, be amended from the RE-2 District to the RUC District, subject to the development plan recommendations listed in the following section.

RECOMMENDATION ON THE DEVELOPMENT PLAN

Town Center Parcel
The staff recommends that should the Board approve the rezoning of the subject property to the RUC District, the development plan be approved subject to the following conditions:

- No vehicular access from Reston Avenue.
- Construction of the proposed 50-foot road as a four-lane divided facility at least across the frontage of the subject property to allow sufficient turning capacity.
- Provision of a trail along Reston Avenue

South Lakes Parcels
The staff recommends that the development plan for the subject parcels be approved subject to the following conditions:

- Protect natural vegetation on steep slopes, seales and floodplain area in coordination with the County Arborists.
- Insure dry basements in high water table areas.
- Provide reverse frontage and landscape screening measures along South Lakes Drive and Glade Drive.
- Provide a trail along Sunrise Valley Drive.

DEVELOPMENT PLAN CONDITION ANALYSIS:

DEVELOPMENT PLAN ON SHEET 14 OF 15 SHOWS REZONING APPLICATION 77-C-076 INVOLVED EXTENSIVE AREA OF DEVELOPMENT, AND THAT THE AREAS INVOLVED WERE SHOWN SCHEMATICALLY. THE 4TH BULLET ITEM FOUND ON PAGE 13 IS THE ONLY CONDITION THAT AFFECTS THIS SITE'S DEVELOPMENT AND IS AS FOLLOWS:

- PROVIDE REVERSE FRONTAGE AND LANDSCAPING SCREENING MEASURES ALONG SOUTH LAKES DRIVE AND GLADE DRIVE

THE EXISTING EVERGREEN AND DECIDUOUS TREES ALONG THE SAFEWAY BUILDING HAS BEEN PRESERVED. ADDITIONAL SCREENING ALONG THE TOP OF THE NEW PARKING LOT, ALONG WITH THE PROPOSED ELEVATION DIFFERENCE, WILL EFFECTIVELY SCREEN THE NEW PARKING LOT FROM THE ADJACENT PROPERTIES AND SOUTH LAKES DRIVE.



FAIRFAX COUNTY

VIRGINIA

DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES

Environmental and Facilities Review Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5505

Telephone: (703) 324-1720 Fax: (703) 324-8359

November 20, 2003

John L. Gavarkavich, CLA
Senior Project Manager
Walter L. Phillips, Inc.
207 Park Avenue
Falls Church, Virginia 22046

Subject: South Lakes Village Center, Project #4453-SP-03, Tax Map #027-1-09-0002-A and 0004-A, Hunter Mill District

Reference: Stormwater Detention Waiver #025877

Dear Mr. Gavarkavich:

In response to your request, a waiver of standard on-site County stormwater detention requirements for the subject project is hereby approved under the following condition:

- Because the off-site Lake Thoreau is proposed to be used for stormwater detention by the subject project, an agreement that runs with the land must be executed between the owner of this facility and South Lake Village Center. The agreement shall include details such as the two and ten-year storage, its use by the subject site and other land development projects as a percentage of such capacities and maintenance responsibilities. The agreement will be reviewed and approved by the County Attorney's Office and the Department of Public Works and Environmental Services prior to the recordation in the Land Records of the County. This agreement must be recorded prior to the approval of the plan for the subject development.

There is sufficient justification to approve this waiver because detention will be provided by the existing off-site, Lake Thoreau.

This waiver in no way relieves you of any other County drainage requirement, including adequacy of outfall and pro-rata share payments. Compliance with the Chesapeake Bay Preservation Ordinance is also required.

This waiver shall automatically expire, without notice, 24 months after the date of this letter, unless the subject plan has been approved.

Please ensure that a copy of this letter is made a part of the subject plan.

If further assistance is desired, please contact Yosif Ibrahim, Stormwater Engineer, Environmental and Facilities Review Division (EFRD) at 703-324-1720.

Sincerely,

Yosif Ibrahim
Yosif Ibrahim
Chief Stormwater Engineer

YK/mw

cc: C. Bouchard, Director, Stormwater Planning Division, DPWES
Mirza Baig, Chief Site Review Engineer, EFRD, DPWES
Yosif Ibrahim, Stormwater Engineer, EFRD, DPWES
Waiver File



FAIRFAX COUNTY

VIRGINIA

John L. Gavarkavich, CLA
Walter L. Phillips, Inc.
207 Park Avenue
Falls Church, VA 22003

Reference: South Lake Village Center, 11120 South Lakes Drive, Reston, VA

Subject: Approval of Existing Recycling System Pursuant to Section 10-0407.1B of the Public Facilities Manual

Dear Mr. Gavarkavich:

Based upon your transmittal of October 30, 2003, it is understood that South Lake Village Center is an existing 109,191sf retail complex located at 11120 South Lakes Drive, Reston. Based upon the Recycling System Plan Worksheet provided, and assuming average retail waste generation rates, this complex is expected to generate 625 tons of solid waste annually; therefore, a recycling system is required pursuant to Section 10-0407.1B of the Public Facilities Manual.

The principal recyclable material required to be collected in retail complexes is corrugated cardboard. It is understood that Trammell-Crow Company provides a four cubic-yard dumpster for corrugated, collected six days a week for the retail-less-anchor tenants. At the property management's and collector's option, this container may be optionally converted to recycling of commercial mixed paper, if this is deemed to be a sound business decision. It is also understood that CVS provides its own 8 cubic yard recycling container collected three days weekly and that the Safeway takes its corrugated and backhauls to its regional distribution center for recycling.

The existing recycling system for corrugated cardboard is approved, subject to reminding all tenants, occupants and their employees of the requirement to participate in their respective recycling systems, and routine monitoring by the property management and the County to ensure that corrugated containers are not disposed in refuse. When dumpsters are used for collecting corrugated and mixed paper, it is important that the recycling program be monitored regularly to ensure that boxes are broken down, otherwise the recycling container capacity is used inefficiently, causing any overflow to be disposed in refuse. Any questions on proper storage of combustible materials should be referred to the Fire and Rescue Department, Fire Prevention Inspections at 703-246-4849. If you or the client require further assistance in the development of your recycling program, please contact Ed Harris, Management Analyst II, at 703-324-5224 or email ed.harris@fairfaxcounty.gov.

Very truly yours,

Ed Harris
Ed Harris, Director
Division of Solid Waste
Collection and Recycling

JAI\Woods@southlakesvillagecenter.com

Application No: SEA 84-C-024 Staff: M.Brady

APPROVED SE/SP PLAN

SEE DEV CONDS DATED: 4/25/12

Date of (BOS) (BZA) Approval: 5/1/12

Sheet: 4 of 6

Comments:

WAIVERS, REZONING CONDITIONS AND ANALYSIS'S

SOUTH LAKES VILLAGE CENTER

HUNTER MILL DISTRICT

FAIRFAX COUNTY, VIRGINIA

WALTER L. PHILLIPS

INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 552-0868 FAX (703) 553-1801
WWW.WLPHILLIPS.COM

SCALE AS NOTED

DATE: 3/17/03, 10/30/03, 12/9/03, 2/27/04

DRAWN: IT

CORRESPONDENCE (SHEET 1 OF 2)

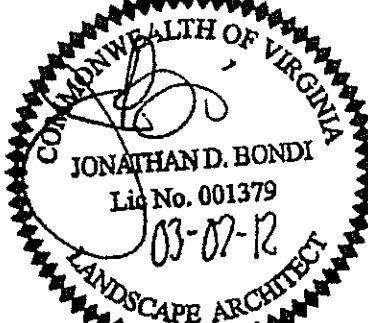
CHIPOTLE

SOUTH LAKES VILLAGE CENTER

HUNTER MILL DISTRICT

FAIRFAX COUNTY, VIRGINIA

#SEA 84-C-024
COUNTY PROJECT NUMBER



PLAN STATUS
11/29/2011 INITIAL SUBMISSION
12/21/2011 1ST SUBMISSION
02/15/2012 2ND SUBMISSION
02/24/2012 3RD SUBMISSION
03/07/2012 4TH SUBMISSION

DATE DESCRIPTION
JB KF JB
DESIGN DRAWN CHKD
SCALE H: NO SCALE
V:
JOB No. 6652-01-001
DATE: NOVEMBER, 2011
FILE No. 6652-D-ZP-001
SHEET 4 OF 6

Bowman
CONSULTING
C O N S U L T I N G

Bowman Consulting Group, Ltd.
14020 Thunderbolt Place
Suite 300
Chantilly, Virginia 20151
Phone: (703) 464-1000
Fax: (703) 481-9720
www.bowmanconsulting.com
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August 28, 2003

Mr. Paul C. Bacon
Massachusetts Mutual Life Insurance Company
One Financial Plaza, Suite 1700
Hartford, CT 06103-2604

RE: South Lakes Village Center, Section 80

Dear Mr. Bacon:

At its meeting of August 19, 2003, the Full Design Review Board took the following action:

- Deferred site lighting to provide the applicant an opportunity to restudy and address the feasibility of eliminating two of the four heads on the proposed pole lights in the parking lot and for the applicant's lighting designer to make a formal presentation.
- Approved revised site plan with the stipulations:
 - that the proposed cart courts be eliminated from the main and expansion lots, in order to capture three additional parking spaces;
 - that two spaces on the northwest side of the expansion lot and one space on the northeast side of the lot be eliminated; and
 - that every effort be made to preserve the trees between the expansion lot and the southeast corner of the Safeway.
- Approved revised landscaping plan with the stipulations:
 - that the trees along the Safeway be preserved;
 - that linden trees be installed along the west edge of the path leading from South Lakes Drive into the site, creating a grove of linden trees;
 - that sky larch be substituted for the proposed cypresses;
 - that the applicant adjust the numbers or placement of any proposed landscape material to reflect the elimination of the three parking spaces in the expansion lot; and
 - that a linden tree be planted on the peninsula of the expansion lot.

The Board notes that the number of linden trees represented in the plan, sheet 1 of 1, dated 8/12/03, may not accurately represent the number of existing lindens and has the applicant's assurance that supplemental plantings of lindens will be installed if necessary so that the presented plan accurately represents the number of lindens.

The Board reminds the applicant to submit plans for the playground equipment for review.

The next meeting of the Full Board will be Tuesday, September 16, 2003. The South Lakes Village Center review is scheduled for 6:30 P.M.

Respectfully,

Susan Osborne
Susan Osborne
Secretary

SO/vb

Enclosures: Form 5A - Applicant's Rights
Form 2A - Notice of Affected Party
Form 6A - Affected Party's Rights

Cc: Mr. Jonathan R. Pak
McGuire Woods, L.L.P.
1750 Tysons Boulevard, Suite 1800
McLean, VA 22102-4215

**TRAIL WAIVER #025875
CONDITION #1 ESCROW CALCULATION**

ITEM	QTY	UNIT	UNIT PRICE	TOTAL
250 LF, TYPE 1, 8' WIDE ASPHALT TRAIL	223	SY	\$21.00	\$4,683
SUBTOTAL				\$4,683
15% CONTINGENCY				\$ 703
ESCROW TOTAL				\$5,386



**FAIRFAX
COUNTY**

DEPARTMENT OF PUBLIC WORKS
AND ENVIRONMENTAL SERVICES
Environmental and Facilities Review Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Telephone: 703-324-1720 Fax: 703-324-8359

VIRGINIA

December 18, 2003

DEC 31 RECD

John L. Gavarkavich, CLA
Walter L. Phillips, Incorporated
207 Park Avenue
Falls Church, Virginia 22046

Subject: South Lakes Village Center, Project #4453-SP-03, Tax Map #027-1-09-0002A and 4A, Hunter Mill District

Reference: Public Facilities Manual Modification Request #026084 (Sight Distance)

Dear Mr. Gavarkavich:

Your request for waiver of the requirements of the Public Facilities Manual (PFM) Section 7-0405 for a modification of the sight distance requirement is reviewed, coordinated with the Virginia Department of Transportation (VDOT), and is hereby approved.

This modification shall automatically expire, without notice, twenty-four (24) months after the approval date of this letter, unless the subject plan has been approved.

If you have any questions or need additional information, please contact Shaikat Faheem, Engineer II, Environmental and Facilities Review Division (EFRD) at 703-324-1720.

Sincerely,

Assad Ayoub
Assad Ayoub, Director
AUA/mw

cc: Shaikat Faheem, Engineer II, EFRD, DPWES
Waiver File



**FAIRFAX
COUNTY**

DEPARTMENT OF PUBLIC WORKS
AND ENVIRONMENTAL SERVICES
Environmental and Facilities Review Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720 Fax 703-324-8359 • TTY 711

VIRGINIA

March 29, 2004

MAR 1 2004

John L. Gavarkavich, CLA
Walter L. Phillips, Inc.
207 Park Avenue
Falls Church, Virginia 22046

Subject: South Lakes Village Center, Project #004453-SP-03, Tax Map #027-1-09-00-0002-A and 0004-A, Hunter Mill District

Reference: Request for Permission to Use an Innovative Best Management Practice (BMP), Filterra™, #026275

Dear Mr. Gavarkavich:

In response to your request, use of a Filterra™ System as an innovative BMP for the subject project is hereby approved under Paragraph 4 of Section 6-0402 of the Fairfax County Public Facilities Manual, subject to following conditions:

- The Filterra™ System will be credited with a phosphorus removal efficiency of 60 percent.
- The Filterra™ System shall be privately maintained.
- Maintenance conditions and specifications, as recommended by the manufacturer, shall be incorporated into the plan and the private maintenance agreement.
- Acceptable vegetation to be planted in the Filterra™ boxes shall be consistent with manufacturer's specifications.

This approval shall automatically expire, without notice, twenty-four (24) months after the date of this letter, unless the subject plan has been approved.

If further assistance is desired, please contact Elifath Salim, Stormwater Engineer, Environmental and Facilities Review Division (EFRD) at 703-324-1720 (voice), 703-324-8359 (fax), or e-mail: elifath.salim@fairfaxcounty.gov.

Sincerely,

Qayyum Khan
Qayyum Khan
Chief Stormwater Engineer

QK/dah

cc: Carl Bouchard, Director, Stormwater Planning Division, DPWES
Mirza T. Baig, Chief Site Review Engineer, EFRD, DPWES
Elifath Salim, Stormwater Engineer, EFRD, DPWES
Waiver File



**FAIRFAX
COUNTY**

DEPARTMENT OF PUBLIC WORKS
AND ENVIRONMENTAL SERVICES
Environmental and Facilities Review Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Telephone: 703-324-1720 Fax: 703-324-8359

VIRGINIA

December 15, 2003

John L. Gavarkavich, CLA
Walter L. Phillips, Incorporated
107 Park Avenue
Falls Church, Virginia 22046

Subject: South Lakes Village Center, Plan #4453-SP-03, Tax Map #027-1-09-0002-A and 0004-A, Hunter Mill District

Reference: Trail Waiver #025875

Dear Mr. Gavarkavich:

Your request to waive the requirement of Paragraph 2 of Section 17-201 of the Fairfax County Zoning Ordinance for construction of a trail along the subject site's entire frontage on South Lakes Drive is hereby approved, conditioned upon the following:

- Prior to approval of the subject plan, establishment of an escrow account, the amount of which to be approved by the Director, for the future construction of an 8-foot wide Type I (asphalt) trail along the frontage on South Lakes Drive from the south entrance road to the service station property line.
- Construct a 5-foot wide Type IV (concrete) walk/trail from the north entrance road to Sunrise Valley Drive.
- Provide signs and crosswalks along the proposed realigned route to guide pedestrians.
- Repair any section of the concrete walk along the proposed route.

This waiver shall automatically expire, without notice, 24 months after the date of this letter, unless the subject plan has been approved.

If you have any questions or need additional information, please contact Shaikat Faheem, Engineer II, Environmental and Facilities Review Division at 703-324-1720.

Sincerely,

Assad Ayoub
Assad Ayoub, Director
AUA/jae

cc: Pat Colton, Environmental and Facilities Inspections Division, DPWES
Shaikat Faheem, Engineer II, EFRD, DPWES
Waiver File



**FAIRFAX
COUNTY**

DEPARTMENT OF PUBLIC WORKS
AND ENVIRONMENTAL SERVICES
Environmental and Facilities Review Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Telephone: 703-324-1720 Fax: 703-324-8359

VIRGINIA

December 4, 2003

John L. Gavarkavich, CLA
Walter L. Phillips, Incorporated
207 Park Avenue
Falls Church, Virginia 22046

Subject: South Lakes Village Center, Project #4453-SP-03, Tax Map #027-1-09-0002-A and 4-A, Hunter Mill District

Reference: Public Facilities Manual Modification Request #025876 (Interparcel Connection)

Dear Mr. Gavarkavich:

Your request to waive the requirements of Chapter 112-17-201 of the Code of the County of Fairfax, Virginia and Chapter 7-0101.1 of Public Facilities Manual (PFM) to provide access to adjoining property is reviewed and coordinated with the Site Analysis Section, Department of Transportation is hereby approved.

This waiver shall automatically expire, without notice, twenty-four (24) months after the approval date of this letter, unless the subject plan has been approved.

If you have any questions or need additional information, please contact Shaikat Faheem, Engineer II, Environmental and Facilities Review Division (EFRD) at 703-324-1720.

Sincerely,

Assad Ayoub
Assad Ayoub, Director
AUA/mw

cc: Shaikat Faheem, Engineer II, EFRD, DPWES
Waiver File

Application No: SEA 84-C-024 Staff: MBady

APPROVED SE/SP PLAN

SEE DEV CONDS DATED: 4/25/12

Date of (BOS) (BZA) Approval: 5/1/12

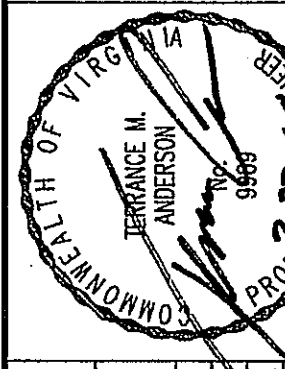
Sheet: 5 of 6

Comments:

WAIVERS, REZONING CONDITIONS AND ANALYSIS

SOUTH LAKES VILLAGE CENTER
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 FAX (703) 533-1301
WWW.WLPINC.COM



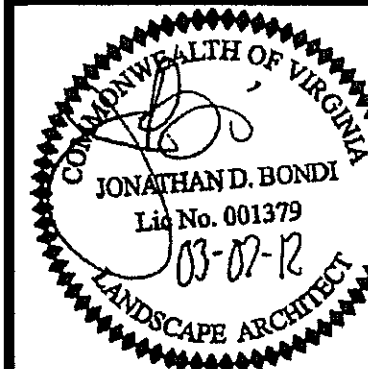
NO.	DESCRIPTION	DATE	APPROVED

CORRESPONDENCE (SHEET 2 OF 2)

CHIPOTLE

SOUTH LAKES VILLAGE CENTER
FAIRFAX COUNTY, VIRGINIA
HUNTER MILL DISTRICT

#SEA 84-C-024
COUNTY PROJECT NUMBER



PLAN STATUS	
11/29/2011	INITIAL SUBMISSION
12/21/2011	1ST SUBMISSION
02/15/2012	2ND SUBMISSION
02/24/2012	3RD SUBMISSION
03/07/2012	4TH SUBMISSION

DATE	DESCRIPTION

JB	KF	JB
DESIGN	DRAWN	CHKD
SCALE	H: NO SCALE	V:
JOB No.	6652-01-001	

DATE: NOVEMBER, 2011

FILE No. 6652-D-ZP-001

SHEET 5 OF 6

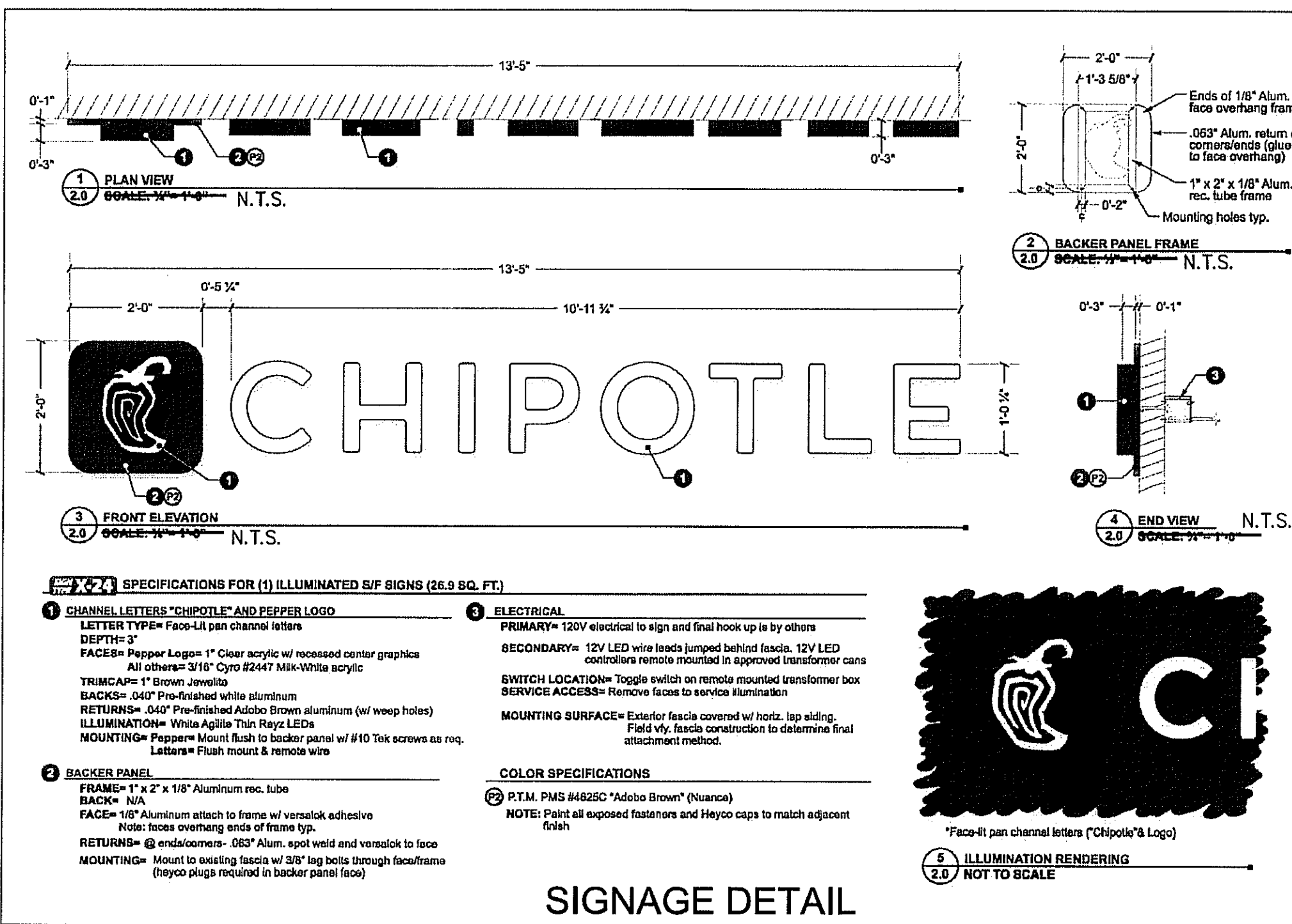
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Card file name: P:\6652 - Chipotle #1801 S Lakes Reston VA\6652-01-001 (PIN) - Chipotle #1801 S Lakes Reston VA\Planning\Special Exception\6652-CND2.dwg



1 ELEVATION
10 SCALE: 3/16" = 1'-0" N.T.S.

FRONT ELEVATION



SIGNAGE DETAIL

ADCON

Advertising Concepts Inc.
3725 Canal Drive,
Fort Collins, CO 80524
970 484 3637
www.adcon-signs.com

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Design Proposal for:

Chipotle
South Lakes Village
Reston, VA

Sign Type: X-24

Date: 09-21-2011
Drawn by: G.J.
Account Manager: Rob K.
Project Manager:
Design Estimate #: 27032
File Name: Elevation

Client Approval

Signature
Date
NOTE: Please ensure all red line changes are noted on this drawing prior to printing. Subsequent to ADCON incorporating the red line changes requested on this drawing, any further changes will result in additional charges to the client.

Production Mgr. Approval Date

Project Mgr. Approval Date

Account Mgr. Approval Date

Printed By: Date

Copied By: Date

Revision Notes:

Seg. No. *

W.O. No.

Rev. No. A Date: By:

Sheet No. 1.0

Page 1 of 2

Design Review Board Decision

December 05, 2011

Joan McCarty
CB Richard Ellis
1055 Thomas Jefferson St. NW
Suite 600
Washington DC 5 20007

RE: ALL/GENERAL - South Lakes Village Center ()

Review Date: December 06, 2011

Design Category: Signs : Identification Sign

Reviewed By: RA Staff in consultation with member(s) of the Design Review Board

The following decision was made on your recent application to the Design Review Board:

Approved building-mounted sign ("CHIPOTLE" with pepper logo, 3/16" face-lit pan channel letters, acrylic "Cyro #247 Milk-White", 1" clear pepper logo with recessed center graphic, white Aglite Thin Rayz LED, mounted flush to backer panel) with the stipulations that the letters be a maximum height of 1' 3/4" and the pepper logo be a maximum height of 2', that the sign be a single row of lettering, that the sign be vertically centered on the building fascia and horizontally centered between the building pillars, and that any exposed mounting channel or panel be painted to match the building fascia.

The Board reserves the right to review the sign after installation and if, in its opinion, the lighting is too bright, to require the intensity be lowered.

Applicant's Rights

This Design Review Board (DRB) decision on your application was made by RA Staff in consultation with a DRB Member. If you are not satisfied with the decision, you may, within fifteen days from the date of this letter, file in writing with the DRB Secretary:

- a request for review of your application by a three-member Panel of the DRB, or
- a request for an appeal of the decision, to be reviewed by at least two DRB members who were not involved in making the original decision. The appeal Panel will determine whether the

Page 2 of 2

original reviewer(s) misapplied specific guidelines or DRB approved cluster standards or whether there is new or additional information that was not available to the original reviewers.

Upon receipt of your request, staff will schedule your review/appeal for the next appropriate meeting of the DRB. If you wish to attend the meeting to make a personal presentation, or if you have any other questions about the review process, please contact Margo Collins at (703) 435-7994.

Article VI Protective Covenants and Easements of the Reston Deed

Section VI.1.1.(d)(2) Limitations.

(a) Any person or entity obtaining approval from the DRB shall commence construction or alteration in accordance with plans and specifications approved within six months after the date of approval and shall substantially complete any construction or alteration within eighteen months after the date of approval, or within such other periods as are specified in the approval during which to commence or complete construction. If any such person does not commence work within the time period specified, the approval shall lapse.

(b) Any person or entity obtaining approval of the DRB shall not deviate from the plans and specifications approved without the prior written consent of the DRB. Such person or entity shall notify the DRB when the alterations or improvements are complete. Approval of any particular plans and specifications or design does not waive the right of the DRB to disapprove such plans and specifications, or any elements or features thereof, if such plans and specifications are subsequently submitted for use in any other instance or by any other person or entity.

Application No: SEA 84-C-024 Staff: M. Brady

APPROVED SE/SP PLAN

SEE DEV CONDS DATED: 4/25/12

Date of (BOS) (BZA) Approval: 5/1/12

Sheet: 6 of 6

Comments:

ELEVATIONS & SIGNAGE

CHIPOTLE

SOUTH LAKES VILLAGE CENTER

HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA

Bowman
CONSULTING GROUP, LTD.

Bowman Consulting Group, Ltd.
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Suite 300
Chantilly, Virginia 20151
Phone: (703) 464-1000
Fax: (703) 464-9720
www.bowmanconsulting.com
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#SEA 84-C-024

COUNTY PROJECT NUMBER



PLAN STATUS

DATE	DESCRIPTION
11/29/2011	INITIAL SUBMISSION
12/21/2011	1ST SUBMISSION
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JOB No. 6652-01-001

DATE: NOVEMBER, 2011

FILE No. 6652-D-ZP-001

SHEET 6 OF 6